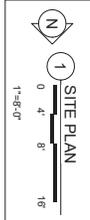


1 SITE PLAN  
SCALE: 1/8"=1'-0"

<b>OWNER:</b> LUCAS BUILDING LLC 100 WASHINGTON AVE COLUMBUS OH 43269 <b>LEGAL DESCRIPTION:</b> 62 JACKSON ST 62 JACKSON ST LOTS 1-5	<b>SITE ADDRESS:</b> 404 JACKSON STREET, COLUMBUS, OH 43208 <b>TOTAL LOT AREA:</b> 0.17 ACRES <b>ZONING:</b> R-2 (20-0-19) <b>EFFECTIVE DATE:</b> 09/28/1988 <b>PARCEL #:</b> 010406095-00	<b>ZONING DATA:</b> <b>PROJECT DESCRIPTION:</b> RECONSTRUCTION OF A NEW 4 UNIT ATTACHED COMMERCIAL UNIT WITH 2 CAR ATTACHED GARAGE <b>BUILDING HEIGHT:</b> MAX: 30'-0" PROPOSED: 30' TO LAND POINT OF ROOF <b>REAR YARD:</b> TOTAL LOT 50 FT: 700 SQ FT TOTAL REAR YARD REQUIRED: 1975 SQ FT (28%) TOTAL REAR YARD PROVIDED: 255 SQ FT (3%)	<b>LOT INFORMATION:</b> TOTAL LOT 50 FT: 700 SQ FT TOTAL LOT COVERAGE ALLOWED: 3195 SQ FT (45%) TOTAL LOT COVERAGE PROVIDED: 2000 SQ FT (28%) <b>SETBACKS:</b> WEST SIDE: 2'-0" EAST SIDE: 1'-0" NORTH SIDE: 8'-0" SOUTH SIDE: 8'-0" SOUTH SIDE BACK OF ADJACENT PROPERTIES PROXIMATE TO THE EAST: 8'-0" AVERAGE SETBACK: 4'-0"	<b>ARCHITECT:</b> GUNZELMAN ARCHITECTURE + INTERIORS 333 STEWART AVENUE COLUMBUS OH 43206 g@gunzelman.com g@gunzelman.com	THE LOCATIONS OF EXISTING UTILITIES, BUILDING AND ZONING INFORMATION HAVE BEEN SHOWN ON THIS PLAN AND THE INFORMATION IS BELIEVED TO BE CORRECT. THE LOCATION OF THESE UTILITIES ARE ESSENTIALLY CORRECT.
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*Eric Gunt*  
2-3-21

Final Site Plan Received 2.3.21 CV20-082

<b>A-0.2</b>	DATE: 02/03/21	SITE PLAN	<b>JACKSON MEWS</b> 4180-424 JACKSON ST, COLUMBUS, OHIO	<b>GUNZELMAN</b> architecture + interiors 333 Stewart Avenue Columbus OH 43206 P 614-674-6696	<b>GAI</b>
	REVISIONS	NOT FOR CONSTRUCTION			



JACKSON MEWS

FRONT RENDERING

SCALE :

Final Building Exhibits Received 12.2.2020 Sheet 1 of 5 CV20-082

**GUNZELMAN** architecture + interiors

333 Stewart Avenue, Columbus, OH 43206 P 614-674-6696



**DD-04**

11/14/20

*David Hodge* 12.2.20



JACKSON MEWS

FRONT RENDERING

SCALE :

Final Building Exhibits Received 12.2.2020 Sheet 2 of 5 CV20-082

**GUNZELMAN** architecture + interiors

333 Stewart Avenue, Columbus, OH 43206 P 614-674-6696

*David Hodge 12.2.20*



**DD-05**

11/14/20



JACKSON MEWS

STREET RENDERING

SCALE :

Final Building Exhibits Received 12.2.2020 Sheet 3 of 5 CV20-082

GUNZELMAN architecture + interiors

333 Stewart Avenue, Columbus, OH 43206 P 614-674-6696

*David Hodge 12-2-20*



DD-06

11/14/20



JACKSON MEWS

STREET RENDERING

SCALE :

Final Building Exhibits Received 12.2.2020 Sheet 4 of 5 CV20-082

**GUNZELMAN** architecture + interiors

333 Stewart Avenue, Columbus, OH 43206 P 614-674-6696

*David Hodge 12-2-20*

**GAI**

**DD-07**

11/14/20



BELDEN BRICK VENEER  
ALASKAN WHITE VELOUR OR SIMILIAR



GRAY ASPHALT DIMENSIONAL SHINGLE  
OR SIMILIAR



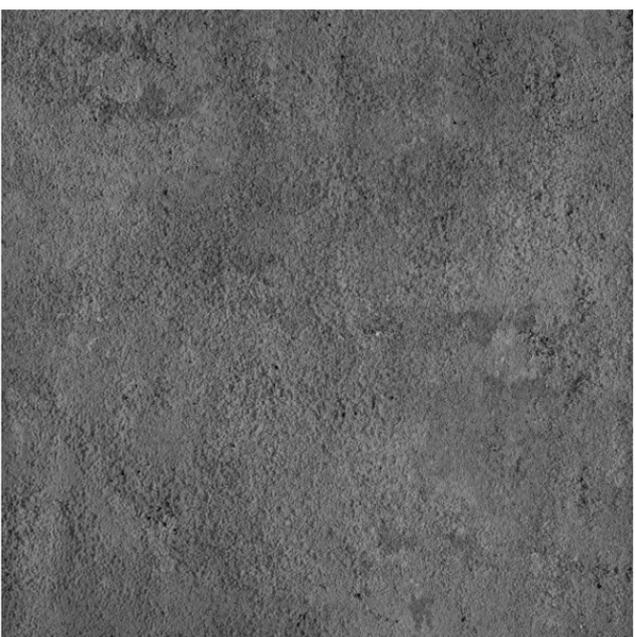
DRIVeway PERMEABLE PAVER  
BELGARD AQUALINE ASHLAR  
COLOR: COTSWOLD MIST OR SIMILIAR



HORIZONTAL VINYL SIDING  
OR SIMILIAR



FIBER CEMENT BOARD AND BATTEN  
OR SIMILIAR



STUCCO

JACKSON MEWS  
EXTERIOR MATERIALS

SCALE :

Final Building Exhibits Received 12.2.2020 Sheet 5 of 5 CV20-082

GUNZELMAN architecture + interiors  
333 Stewart Avenue, Columbus, OH 43206 P 614-674-6696

*David Hark* 12-2-20



DD-13

11/14/20



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

CV20-082

Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

Please see attached Statement of Hardship.

Signature of Applicant

David Hoff - attorney

Date

8/25/2020

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

## Statement of Hardship

**Application: CV20-082**  
**Property Address: 424 Jackson Street**  
**Parcel: 010-045005**  
**Zoning District: R2-F**  
**Owner/Applicant: LGR Investments LLC**  
**Attorney: David Hodge**  
**Date: December 2, 2020**

The Applicant submits this statement in support of its requested use variance and companion area variances. The Applicant proposes redevelopment of the property with a four dwelling unit building and each dwelling unit having its own two-car garage.

The site is a single parcel (PID# 010-045005) located at 424 Jackson Street. The site is one block away from East Livingston Avenue and is located on the block between Lathrop Street, East Blenkner Street, South 9<sup>th</sup> Street and Jackson Street. The parcel extends from Jackson Street at the south to Blenkner Street to the north.

This property is currently zoned R2-F. The adjacent properties to the west, east, and south are currently zoned R2-F. The property to the north is zoned C-4 and operates as National Youth Advocate Program Center for Adolescents and Families.

The site is not within a historic district nor a historic site. The site is not within a commercial or planning overlay. The site is within the boundary of the Columbus Southside Area Commission. The site is also within the boundary of the South Side Plan.

The Applicant requests the following variances to allow the development as proposed:

1. 3332.037 – R-2F residential district. Applicant requests a variance to permit four dwelling units.
2. 3332.14 – R-2F area district requirements. Applicant requests a variance to allow four dwelling units on a lot of no less than 1,875 square feet per dwelling unit.
3. 3332.21(D)(2) – Building lines – Applicant requests a variance to reduce the building line from 10 feet to 4 feet.
4. 3332.25(B) – Maximum side yards required – Applicant requests a variance to reduce the maximum side yards required from a combined 10 feet to a combined 2 feet. The purpose of the reduction of the east side yard is to permit an 8-foot tall fence, however, the building will have a 16-foot setback from the east property line.
5. 3332.26(F) – Minimum side yard permitted – Applicant requests a variance to reduce the minimum side yard permitted from 5.8 feet to 2 feet from the west property line and zero feet from the east property line, as provided above.
6. 3332.27 – Rear yard. Applicant requests a variance to reduce the minimum rear yard from 25% of the total lot area to 3% of the total lot area.

The South Side Plan recommends medium-high residential density for this property, adjacent properties, and similarly situated properties within the plan's boundary. This is a recommendation which supports a variety of dwelling types, including double, townhouses and multifamily development. Higher densities may be appropriate provided a high-quality design that can demonstrate that it will not adversely impact the existing development pattern of the area.

The Applicant requests a use variance to permit four dwelling units on a single lot. The requested use variance to increase the number of allowed dwelling units from two to four is appropriate because it will not adversely affect the surrounding property or the surrounding neighborhood. The increase of two dwelling units is not substantial and the impact on neighbors would be minimal. Typical neighborhood concerns with the prospect of increased dwelling units is the impact on parking and size of the development. The Applicant has worked carefully to ensure that the required number of code-required parking spaces are provided in garages and on-site. Also, the Applicant has worked to design a building which does not exceed the permitted height and is under the code-required lot coverage. The surrounding property and neighborhood should not perceive any difference whether this property has two or four dwelling units.

The proposed use variance is appropriate under the recommendations of the South Side Plan for medium-high density on this property. Granting of this variance will alleviate a hardship created by the zoning code limitation on density which prohibits the Plan's recommended medium-high density.

The Applicant also requests area variances to the building line, side yard, and rear yard in conjunction with this use variance stated above. The property suffers from unique and practical difficulties due to the properties shape and other conditions. Granting of the requested area variance will alleviate these difficulties.

The area variances are not substantial and will not cause the neighbors substantial detriment. Notably, the property to the west is vacant and the property to the east has a zero-foot building line. The Applicant's request to reduce the building line from 10 feet to zero feet is not substantial nor detrimental because there is no established building line to the west and the property to the east has a further reduced setback from Jackson Street. The requested reduced minimum side yard is also not substantial or detrimental. The purpose of the reduction to zero feet along the east border is for the purpose of constructing an 8-foot fence. This fence will enhance privacy for both properties and serve as screening between the properties. The reduction on the west side yard is not detrimental to any property because that property is vacant. The reduced rear yard will also not have any negative impact. The property to the north (rear) across East Blenkner Street is a commercial property. This property's parking is in the rear with a nearly zero-foot parking setback. Also, the neighboring property to the east has a zero-foot setback from East Blenkner Street. The Applicant's proposed setback from East Blenkner Street is a common condition on this block.

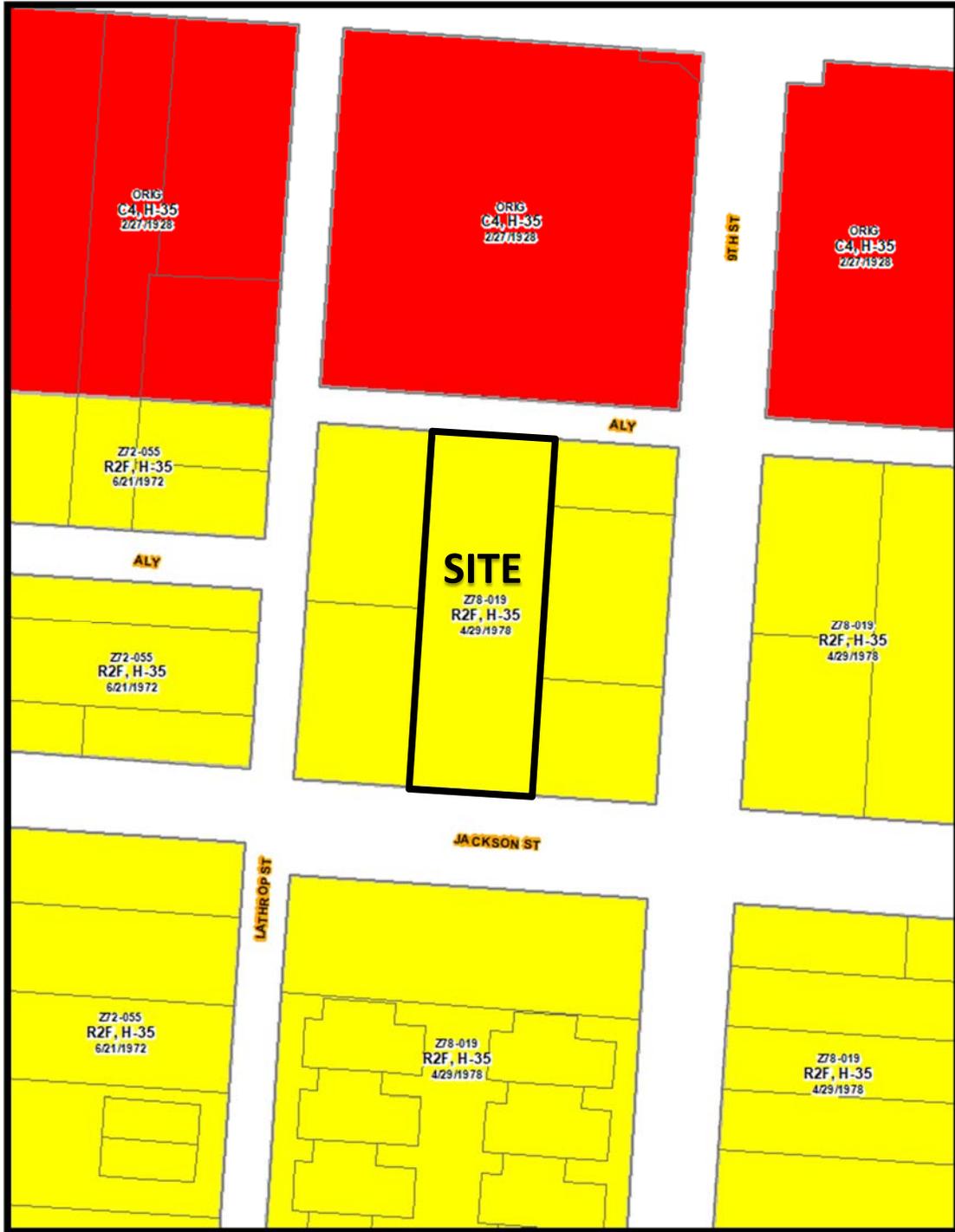
The Applicant respectfully requests the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. The variance will not adversely affect the delivery of governmental services. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully submitted,

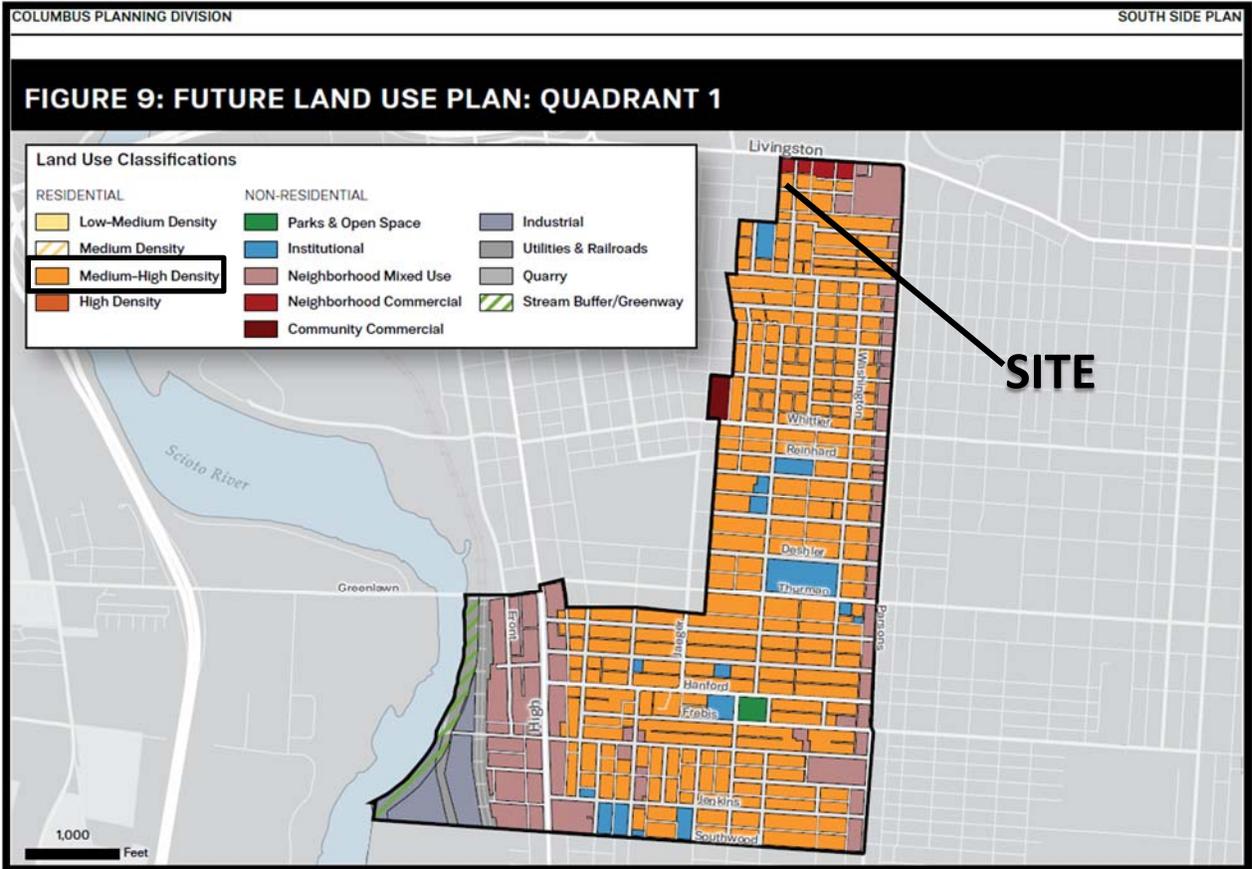


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David Hodge, Esq.



CV20-082  
424 Jackson St.  
Approximately 0.17 acres



CV20-082  
424 Jackson St.  
Approximately 0.17 acres



CV20-082  
424 Jackson St.  
Approximately 0.17 acres

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**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Case Number:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Group Name:** \_\_\_\_\_

**Meeting Date:** \_\_\_\_\_

**Specify Case Type:**

- BZA Variance / Special Permit**
- Council Variance**
- Rezoning**
- Graphics Variance / Plan / Special Permit**

**Recommendation:**

(Check only one and list basis for recommendation below)

- Approval**
- Disapproval**

**NOTES:**

**Vote:** \_\_\_\_\_

**Signature of Authorized Representative:** \_\_\_\_\_

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN\q<Cuuki pgf 'Rrppgt.'Ek{ "qh  
**MAIL** to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-082

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, OH 43054
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the
following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which
is the subject of this application in the following format:

Name of business or individual (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 25th day of August, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of David L. Hodge and 'no expiration' note.



DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer